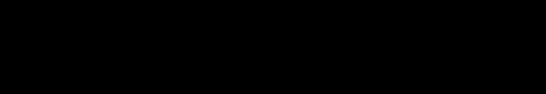

From: Patrick Marfleet
Sent: 16 June 2022 13:13
To: Planning Planning
Subject: FW: Planning application 2022/2255/P Great Ormond St Hospital Redevelopment

Please upload to the above

Patrick Marfleet
Senior Planning Officer



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.



Subject: Planning application 2022/2255/P Great Ormond St Hospital Redevelopment

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Dear Mr. Marfleet,

I'm a long-time resident of Great Ormond Street and am very concerned about the application for the redevelopment of Great Ormond Street Hospital.

The proposed redevelopment is far too big. It will overwhelm its immediate neighbourhood, which is the Bloomsbury Conservation Area, including 4 storey listed buildings immediately opposite.

The proposal is 3 storeys too tall for its location.

The application's Built Heritage, Townscape and Visual Impact Appraisal is wrong on important points. It posits that the size of the proposal is excused by GOSH's status and clinical excellence. This is wrong. Excellent institution does not equal big building. In fact this crass development is not worthy of this great institution and would damage its reputation.

The conclusion that the proposal would have 'Neutral effect of Low magnitude' on Early 18th Century Bloomsbury around it is wrong. It will be overbearing, being of a scale suited to a wider road and pavement with larger buildings. It does not conform with the requirement of the conservation area to preserve the scale of the streets and the buildings on them.

The application calls GOSH a 'campus' with modern institutional buildings and then justifies the proposal as a positive 'mediation' between this and the Conservation Area. These words are deceptive and justification illogical.

The proposed elevations, looked at next to the neighbouring buildings, show the true out-of-scale impact of the proposal.

Mr. Marfleet, I look to you to refuse this application.

Yours sincerely,

Mark Simmonds